

UNOFFICIAL COPY

QUIT CLAIM DEED



Prepared by →

MAIL TO:
William A. Montgomery
770 Lake Cook Road, Suite 150
Deerfield, IL 60015

Doc# 2316657020 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/15/2023 02:42 PM PG: 1 OF 5

THE GRANTOR, J. GUADALUPE LUNA and CELIA LUNA, as husband and wife, as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common of 1040 Midway Road, Northbrook, IL 60062, for and in consideration of TEN & NO/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid.

CONVEYS and QUIT CLAIMS to CELIA LUNA, of 1040 Midway Road, Northbrook, IL 60062 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever. SUBJECT TO: General taxes not yet due or payable, covenants, conditions, easements, restrictions, and building lines of record.

ADDRESS: 1040 Midway Road, Northbrook, IL 60062

P.I.N.: 04-11-215-076

DATED this 5 day of February 2022

J. Guadalupe Luna
J. GUADALUPE LUNA

Celia Luna
CELIA LUNA

REAL ESTATE TRANSFER TAX

15-Jun-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

04-11-215-076-0000

| 20230601648588 | 0-903-849-680

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. 2 and Cook County Ord. 93-0-27 par. 2

Date 06/15/23 Sign Celia Luna

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STATE OF Illinois,
COUNTY OF Cook, SS.

I, the undersigned, a Notary Public in and for said
County, in the State aforesaid, DO HEREBY
CERTIFY that

J. Guadalupe Luna



personally known to me to be the same person whose
name is subscribed to the foregoing instrument,
appeared before me this day in person and
acknowledged that he signed, sealed and delivered the
said instrument as his free and voluntary act, for the
uses and purposes therein set forth, including the
release and waiver of the right of homestead.

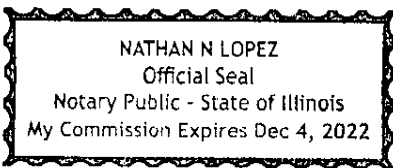
Given under my hand and notarial seal this 5th day of February, 2022.

[Signature]
Notary Public

STATE OF Illinois,
COUNTY OF Cook, SS.

I, the undersigned, a Notary Public in and for said
County, in the State aforesaid, DO HEREBY
CERTIFY that

Cella Luna



personally known to me to be the same person whose
name is subscribed to the foregoing instrument,
appeared before me this day in person and
acknowledged that he signed, sealed and delivered the
said instrument as his free and voluntary act, for the
uses and purposes therein set forth, including the
release and waiver of the right of homestead.

Given under my hand and notarial seal this 5th day of February, 2022.

[Signature]
Notary Public

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GRANTEE & TAXPAYER: Celia Luna, 1040 Midway Road, Northbrook, IL 60062

PREPARER: Will Montgomery, 770 Lake Cook Rd., Suite 150, Deerfield, IL 60015

This transaction is exempt under 35 ILCS 200/31-45 (e)

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF LOT 20 FALLING WITHIN LOT 14 OF COUNTY CLERK'S DIVISION OF SECTION 11, HEREINAFTER DESCRIBED, IN BLOCK 1 IN NORTHBROOK EAST UNIT NO. 2, A RESUBDIVISION OF LOTS 4 TO 43, BOTH INCLUSIVE, IN BLOCK 14, IN "COLLINSWOOD", A SUBDIVISION OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 01, 1953, AS DOCUMENT NUMBER 1496565.

Commonly described as: 1040 Midway Road, Northbrook, Illinois 60062

P.I.N. No.: 04-11-215-076.

Precinct of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated February 5, 2022

Signature: J. Guadalupe Luna
Grantor or Agent

Subscribed and sworn to before me
By the said J. Guadalupe Luna
This 5th, day of February, 2022
Notary Public [Signature]

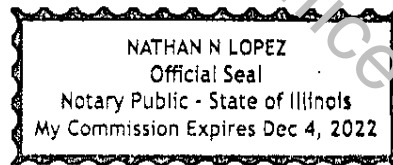


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date February 5, 2022

Signature: Celia Luna
Grantee or Agent

Subscribed and sworn to before me
By the said Celia Luna
This 5th, day of February, 2022
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)